


JR URBANIA

Perfect Plots for Peaceful Living
Best in Bangalore South

Luxurious yet affordable



JR URBANIA & HOUSING BOARD'S 150FT ROAD JUNCTION



JR Urbania is a BMRDA approved, state of the art plotted development by JR Housing Developers (P) Ltd,. It is spread across sprawling 90 acres, developed with 150ft wide main road, next to KHB Suryanagar II, a mega township spread over 1000 acres with underground electricity cabling, developed by Karnataka Housing Board (KHB). It is strategically located in well developed area between Chandapura - Anekal and Jigani - Anekal 4-lane Major District roads. This future-ready development is an ecosystem tailor-made for modern day peaceful living.

JR Urbania comes with a host of futuristic amenities such as access to a Luxury Sports Club with built up of over 35,000 Sft, Pedestrian friendly streets with bicycle tracks, Sports park with host of outdoor Sports facilities and Landscaped green spaces dotted through out the property. Most importantly meticulous attention to detail, the Energy & Passion to create a high quality sustainable township are at the heart of this new age development. Management team has been directly involved in design & development of the project, thus creating a landmark for the years to come and an ideal setting for your dream home.

JR Urbania is already popular amongst the HNIs who are calling it their home, some of whom were earlier residing at popular urban areas like JP Nagar & Jayanagar.

Project offers residential sites of dimension 30' x 50' onwards and Commercial sites of dimension 40' x 70' & 50' x 80' facing to 150ft wide main road.

**What
will guests
notice the most
when they
come home?**



Grand Entrance

150ft wide main road with bicycle tracks



ACTUAL SHOT OF NORTH BLOCK ENTRANCE

**How good is the
neighborhood?
Developed,
green, peaceful
& pollution free?**

Developed surroundings & away from industrial corridor



ACTUAL SHOT OF NEIGHBORHOOD VILLAS

**Who will
look after the
plot if
I'm not in
Bangalore?**

2-Year Maintenance included



**How long
will we keep
ordering
water
tankers?**



Rainwater Harvesting Ponds + Kaveri water + Sewage Treatment Plant Excess water let off to Lake downstream



CONCEPTUAL IMAGE OF RWH POND

**In 5 years
the road will
become potholed,
who will
bother to fix it?**



Concrete paver roads Eco-friendly & Easy to maintain



ACTUAL SHOT OF VILLA STREET

**High quality
infrastructure
is the key
How good is it?**



**First of it's kind in the BMRDA region,
90 acre township with 10-lane roads &
bicycle tracks**



ACTUAL SHOT OF SOUTH ENTRANCE

**Frustrated with
traffic jams,
& congestions,
adding to time away
from family?**



Connected by 150ft wide main road thru KHB Suryanagar-II
to Jigani-Anekal road & Chandapura-Anekal road

Just 15 minutes from Electronics City || 8 km to Metro station - Bommasandra

8 km to Suburb train station - Helalige || 20 km to upcoming Hosur airport

Well connected to Silkboard, HSR, BTM, Koramangala, ORR thru 10-lane Bangalore-Hosur Expressway

Well connected to JP Nagar, Jayanagar & NICE road (16km) thru 4-lane Jigani-Bannerghatta road



**How close am I to
Entertainment,
Health,
Education hubs?**



7 Km to popular Hospitals Narayana Health City, Sparsh & Mazumdar's

6 Km to upcoming Brigade mall & 10 km to Mahindra mall near E-City Toll gate

3 Km radius of popular schools like Edify, Greendot, Achiever's, Chaitanya

10 Km to International schools Sarla-Birla Academy, Global Indian School etc.,



**How far should
my children travel
for Sports
coaching?**

45% Open spaces Ready-to-use Sports parks



Practice net
Cricket Pitch



Tennis Court



Basketball Court



Futsal Court

Basket Ball Court



ACTUAL SHOT OF BASKET BALL COURT

Synthetic Tennis Court



ACTUAL SHOT OF TENNIS COURT

Badminton Courts (2 No.s)



ACTUAL SHOT OF BADMINTON COURT

Multiple Play areas



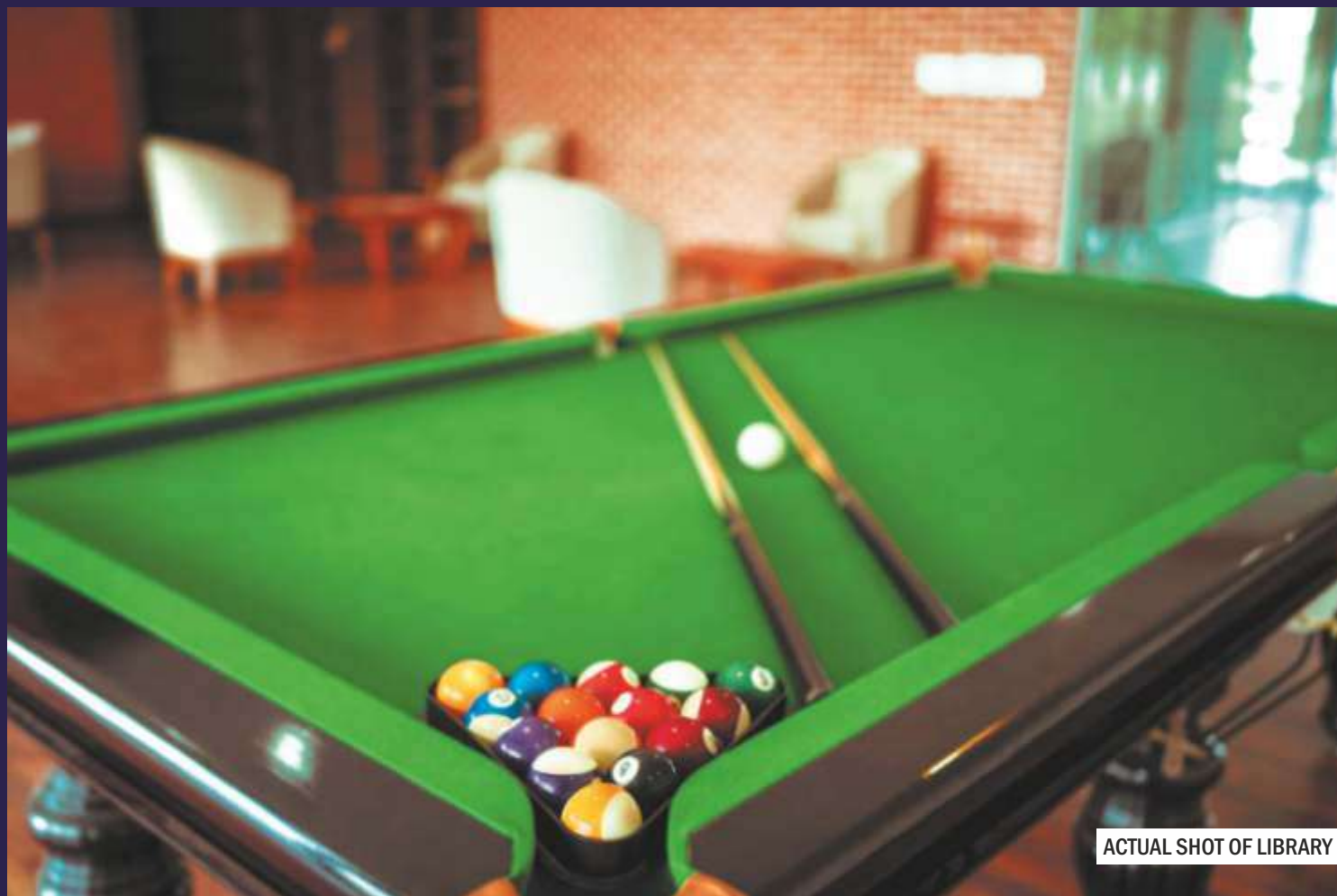
ACTUAL SHOT OF THE PLAY AREA

Jogging Tracks



ACTUAL SHOT OF JOGGING TRACK

Snooker & Library



ACTUAL SHOT OF LIBRARY

**What's the
point if the
clubhouse takes
5 years to
get ready?**



Ready-to-use 35,000 Sft Luxury Sports Club



GYMNASIUM



TABLE TENNIS



BANQUET HALL



RESTAURANT



CHILDREN'S PLAY AREA



SWIMMING POOL



SNOOKER /
BILLIARDS ROOM



BADMINTON &
SQUASH COURT



MINI THEATER



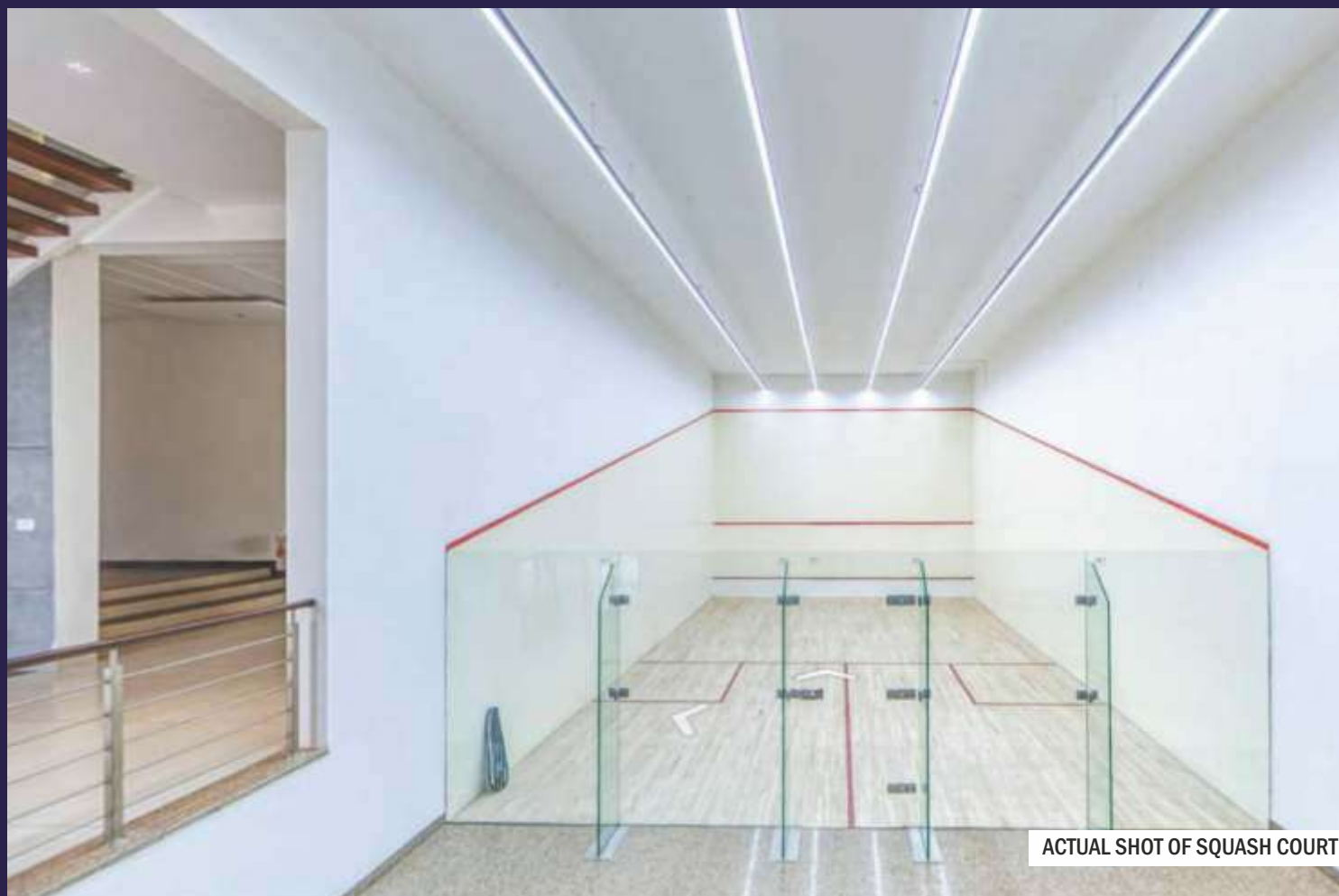
GUEST ROOMS

Your Luxury Sports Club



ACTUAL SHOT OF THE CLUB HOUSE

Squash Court



ACTUAL SHOT OF SQUASH COURT

Mini-Theater



ACTUAL SHOT OF MINI THEATER

Banquet Hall



ACTUAL SHOT OF BANQUET HALL

Cafeteria



ACTUAL SHOT OF CAFETERIA

Gymnasium



ACTUAL SHOT OF GYMNASIUM

**Every time
it rains,
Bangalore
gets
flooded.**



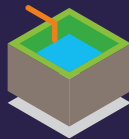
Storm water network + anti-flooding design



ACTUAL SHOT OF ROAD INFRASTRUCTURE



Natural Contours left undisturbed Contour levels ensure smooth water flow.



Rainwater harvesting Units in every block



Reinforced concrete drains.

**I love
pets, but
keeping them
locked up
is not right.**





Dedicated Pet Park



Space for you and your pets to spend time in the open, without any concerns between pet owners and non-pet owners.



Interact with other pet owners in the community to know what's best for your pet.



Exercise while you play with your pets.

**Crime has
been steadily
increasing,
how safe is the
community?**



24x7 Security CCTV Surveillance





Barbecue Lawn



ACTUAL SHOT AT LOCATION



Ideal for private gala dinner or a weekend lunch with family.



Could easily accommodate a gathering of 500 people or upwards



Planned in a way that any event can be neatly organised.



Barbecue counter, fire pits and grill.



Party Lawns



Could easily accommodate a gathering of
150 guests or upwards



Senior Citizen Park



Noise restricted space for rest, relaxation and timeless conversations with like minded.



Tucked away in a very serene corner makes it perfect for an evening.



Great area for spending quiet time and reading peacefully.

Amphitheatre



Natural shading due to the planned tree pockets



Perfect serene place for relaxation and enjoying stage performances.



Can accommodate a gathering of 100 people or upwards

Amenities



CONCRETE
PAVER ROADS



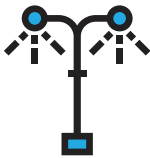
SPORTS
PARKS



24X7 CCTV
SURVEILLANCE



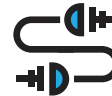
24X7
SECURITY



LED
STREETLIGHTS



ELECTRICITY
TRANSFORMERS



UNDERGROUND
ELECTRICITY CABLING



35,000 SFT
CLUBHOUSE



MINI THEATRE



OUTDOOR
PARTY AREA



GYMNASIUM



SWIMMING POOL



RAINWATER
HARVESTING



VAASTU
COMPLIANT



LOBBY &
BANQUET HALL



INDOOR
RESTAURANT



CONVENIENCE STORE



LUSH
LANDSCAPING



TREE LINED
AVENUES



45% OPEN
SPACE



REINFORCED
CONCRETE DRAINS



LANDSCAPED
PEDESTRIAN NETWORK

Location Map (N.T.S)



Proximity

Schools

- | | | |
|---|-------------------------------|---------------------------|
| 15 KM
Delhi Public School | 11 KM
Treamis World School | 9 KM
Tapovan School |
| 10 KM
Redbridge
International Academy | 10 KM
Sarala Birla Academy | 8 KM
Achievers Academy |

Hospitals

- | | | |
|------------------------------|---------------------------|--|
| 9 KM
Narayana Hrudayalaya | 8.8 KM
Sparsh Hospital | 6 KM
Athreya Multi Specialist
Hospital |
|------------------------------|---------------------------|--|

Points of Interest

- | | | |
|--|---|---|
| 4.3 KM
Jigani APC Circle
(Bannerghatta road) | 6 KM
Chandapura Circle
(Bangalore-Hosur road) | 8 KM
Metro station
Bommasandra |
| 8 KM
Suburban Train station
Heelalige | 12 KM
Infosys Campus | 20 KM
Domestic airport
Hosur (upcoming) |
| 6.9 KM
HCL Campus | 11 KM
Bannerghatta Zoo | 12 KM
Mahendra M5 Mall
(upcoming) |
| 3 KM
Balaji Temple
(Ramakrishnapura) | 4 KM
Big Market Store | 2.3 KM
Fuel Station |

About JR Housing



The Company was established by Sri. S. Jagadishwara Reddy, who is the Managing Director of the company with over 28 years of experience in the field of real estate, he is also the Vice President of Karnataka Land Developers Association.

The company has delivered over 16 million square feet of beautifully developed residential properties to the satisfied customers spread all over India and abroad. The company has a huge clientele from different walks of life, while the majority being from the blue chip companies like Infosys, Wipro, Satyam, HCL, HP, IBM, Intel, Cisco etc, to name a few. Needless to say that the high quality of plotted developments, maintenance and post sales support of the projects developed by the company has attracted this very high profile customers to invest in their projects. Thousands of happy clients are a testament to the reputation the company has earned today.

The company has been instrumental in setting benchmarks in developing residential projects in Bangalore Metropolitan Region by using well designed engineering plans, standard construction material and strictly conforming to the guidelines issued by the approving authorities. In fact we were the first to introduce 80ft wide and 150ft wide main roads in the BMRDA approved residential layouts in Bangalore. JR Housing has a well trained team in each sphere of its business operations, be it engineering, architecture, layout development, construction, marketing, sales, accounts, front office and back office operations. In the process of growth and change, the company has created a brand name that stands for reliability, high professional standards and long-lasting customer relationships.

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MASTER PLAN



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JR URBANIA PROJECT APPROVALS

Phase-1 : 100% Developed with Release Order (O.C) dated 07-04-2012, vide no.APA/LAO/105/2010-11

Phase-2 : 100% Developed with Release Order (O.C) dated 20-08-2011, vide no.APA/LAO/40/2010-11

Phase-3 : 100% Developed with Release Order (O.C) dated 20-02-2014, vide no.APA/LAO/36/2012-13

Phase-4 : 100% Developed with Release Order (O.C) dated 03-02-2016, vide no.APA/LAO/60/2012-13

Phase-5 : 100% Developed & RERA approved vide no.PRM/KA/RERA/1251/308/PR/171123/000428

Phase-6 : 100% Developed & RERA approved vide no.PRM/KA/RERA/1251/308/PR/171115/000275

DISCLAIMER

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